



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU17-00072 Singh Addition Second Section Replat A  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** October 19, 2017  
**Staff Planner:** Brenda R. Cantu, (915) 212-1642, [cantubr@elpasotexas.gov](mailto:cantubr@elpasotexas.gov)  
**Location:** North of Americas and West of Alameda  
**Acreage:** 0.4442  
**Rep District:** 6  
**Existing Use:** Residential  
**Existing Zoning:** R-4 (Residential)  
**Proposed Zoning:** R-4 (Residential)  
**Nearest Park:** SPC Adrian Garcia Park (.33 miles)  
**Nearest School:** South Loop Elementary (.35 miles)  
**Park Fees Required:** \$5,480.00  
**Impact Fee Area:** N/A  
**Property Owners:** Christian Alderete  
**Applicant:** Christian Alderete  
**Representative:** CAD Consulting Company

### **SURROUNDING ZONING AND LAND USE**

**North:** R-F (Ranch Farm)/ Single-family residential  
**South:** R-4 (Residential)/ Single-family residential  
**East:** R-3 (Residential)/ Single-family residential  
**West:** R-4 (Residential)/ Single-family residential

**PLAN EL PASO DESIGNATION:** G3, Post-War

### **APPLICATION DESCRIPTION**

The applicant proposes to resubdivide 0.4442 acres of land into two residential lots. Access to the proposed subdivision is from San Lorenzo Avenue. This subdivision is being reviewed under the current subdivision code.

### **NEIGHBORHOOD INPUT**

Notice of Public Hearing was published in the El Paso Times on September 20, 2017 and a notice was mailed to all property owners within 300 feet of the subject property and within the original subdivision. The Planning Division did receive one phone call inquiring about the application and proposed project.

### **EXCEPTIONS/MODIFICATIONS REQUESTED**

The applicant is requesting the following exceptions pursuant to Section 19.10.050 (Roadways participation policies):

- To waive the required 5' landscape parkway

The applicant's proposal to waive the 5' landscape parkway is in character with the area since most surrounding properties do not have a landscape parkway and the sidewalks abut the curb. Additionally, more than 50% of the properties have been developed.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee's recommendation is **pending** for Singh Addition Second Section Replat A on a Resubdivision Combination basis for the following reason:

- Coordination regarding the vacation of a portion of Carl Longuemare Road.

### **Planning Division Recommendation**

The Development Coordinating Committee's recommendation is **pending** for Singh Addition Second Section Replat A on a Resubdivision Combination basis for the reason stated above.

### **Central Appraisal District**

No objections.

### **Capital Improvement Department-Parks**

We have reviewed Singh Addition Second Section Replat "A", a resubdivision combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of two (2) lots zoned "R-4" meeting the requirements for Single-family & Two-family dwelling use therefore, "Park fees" will be assessed based on the maximum gross density calculated as follows:

$$2 \text{ (R-4) Lots} = 4 \text{ dwelling units @ } \$1,370.00 \text{ per dwelling} = \$5,480.00$$

Please allocate generated funds under Park Zone: MV-6

Nearest Park: SPC Adrian Garcia Park

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

### **Sun Metro**

No objections. Sun Metro route 69 provides service along Carl Longuemare with a stop adjacent to the subject property at the corner of San Lorenzo and Carl Longuemare.

### **Planning and Inspections Department - Land Development**

No comments received.

### **El Paso Electric Company**

No comments received.

### **El Paso Water**

No comments received.

**TxDOT**

No comments received.

**Streets and Maintenance Department**

No comments received.

**El Paso County 911 District**

No comments received.

**El Paso Fire Department**

No comments received.

**Texas Gas Company**

No comments received.

**Additional Requirements and General Comments:**

1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

**Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Exception Request
6. Exception Map
7. Application

ATTACHMENT 1

Singh Addition Second Section Replat A

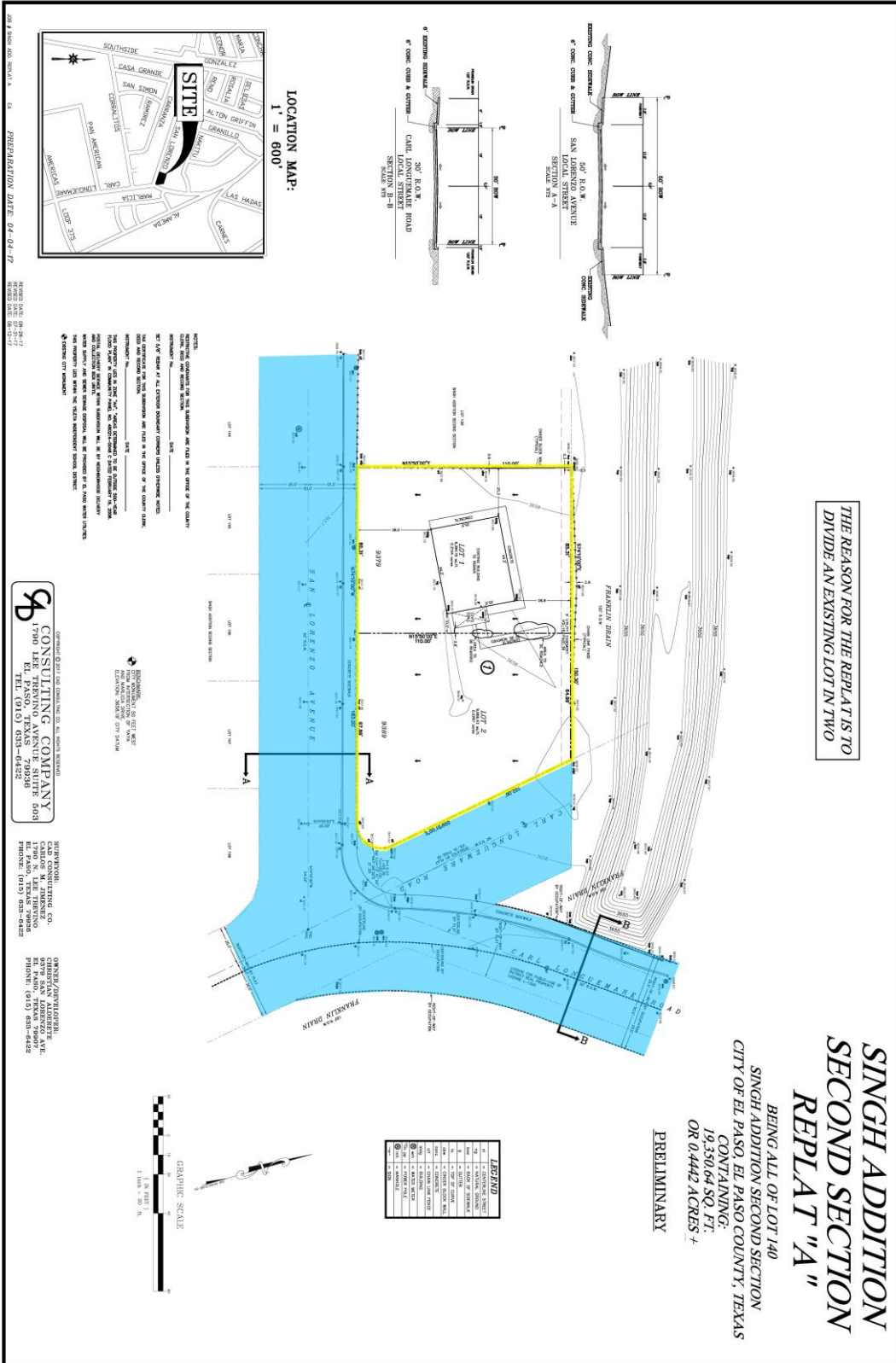


ATTACHMENT 2

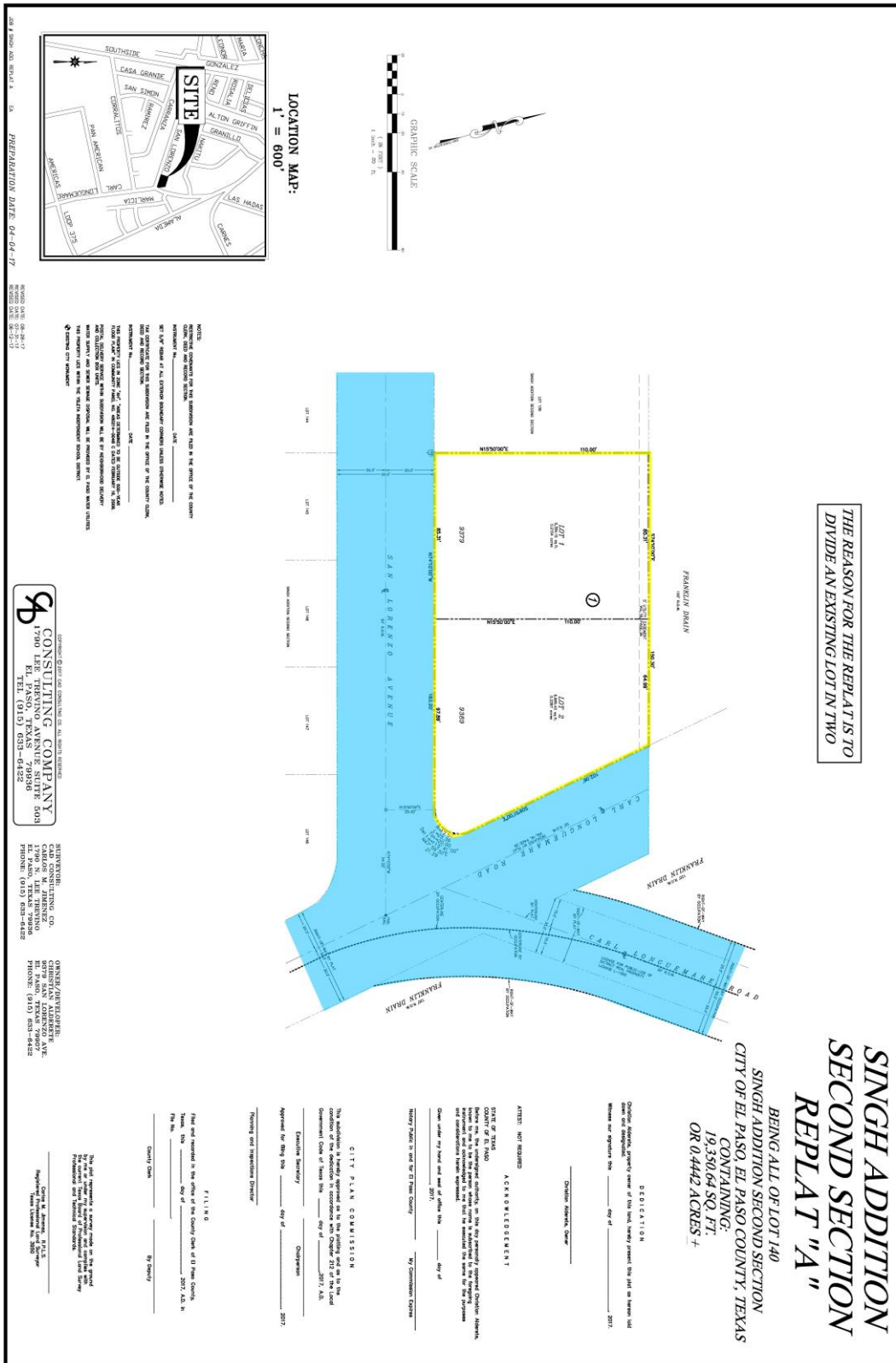
Singh Addition Second Section Replat A



## ATTACHMENT 3



## ATTACHMENT 4



## ATTACHMENT 5



August 28, 2017

To: City of El Paso

This is a request for a waiver for the property on 9379 San Lorenzo Avenue (Singh Addition Second Section Replat A) on the request from the City of El Paso Planning and Transportation comments regarding roadway improvements and right-of-way width. This is as per Section 19.10.050.a1a, because all of the street has existing sidewalks and curbs and the existing right-of-way width as per the recorded plat is 50 feet instead of 52 feet as required.

If you have any questions, please call me at 633-6422.

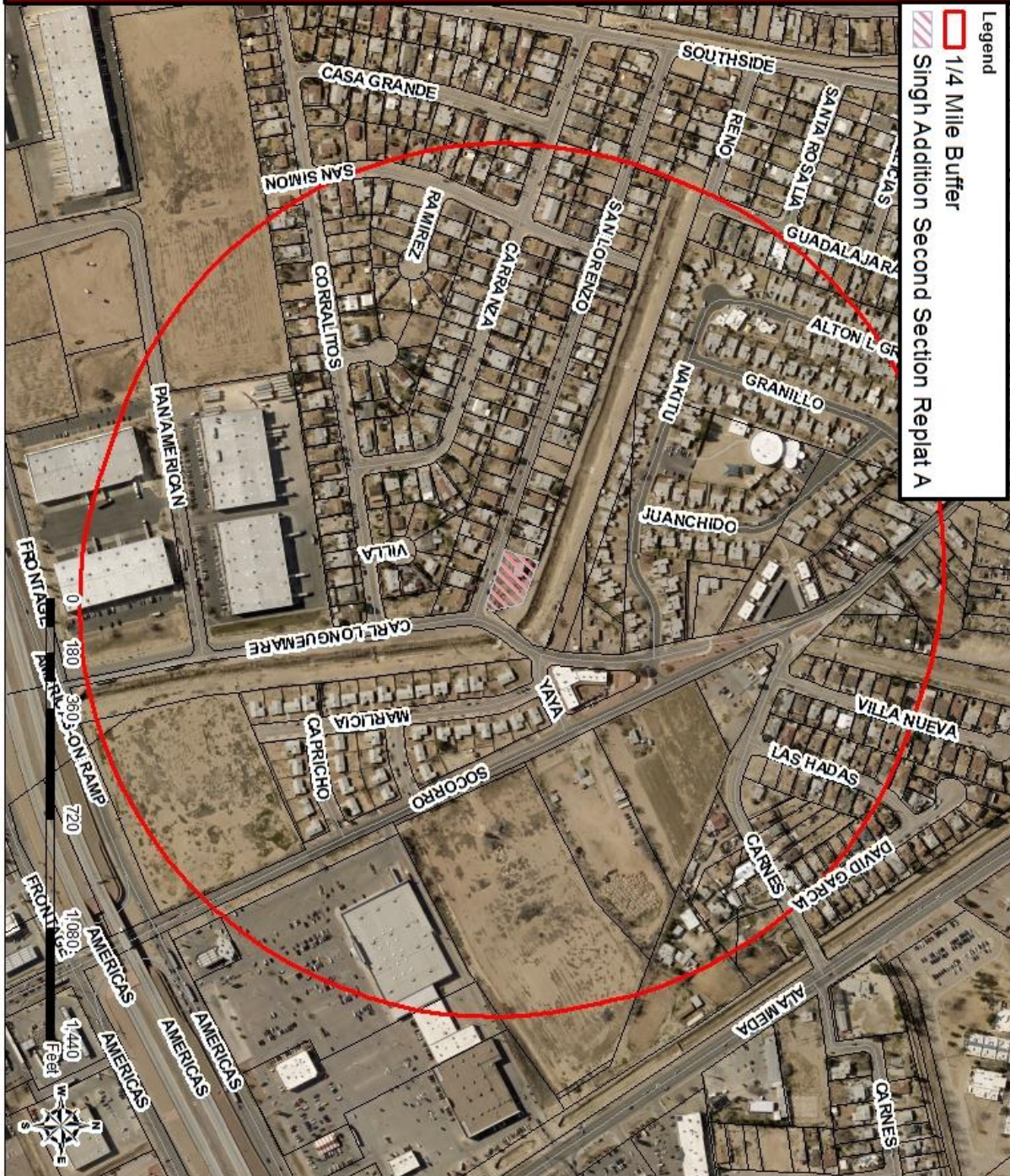
Sincerely,

A handwritten signature in black ink, appearing to read 'Enrique Ayala'.

Enrique Ayala  
CAD Consulting Co.

ATTACHMENT 6

## Singh Addition Second Section Replat A



## ATTACHMENT 7



SUSU17-00072

### CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: \_\_\_\_\_

FILE NO. SUSU17-00072

SUBDIVISION NAME: SINGH ADDITION SECOND SECTION RE-PLAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
LOT 140, SINGH ADDITION SECOND SECTION

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>0.364</u>	<u>1</u>	Office	_____	_____
Duplex	<u>0.2280</u>	<u>1</u>	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>2</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>0.4452</u>	_____

3. What is existing zoning of the above described property? R4 Proposed zoning? \_\_\_\_\_

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No \_\_\_\_\_

5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both \_\_\_\_\_

6. What type of drainage is proposed? (If applicable, list more than one)

OFF SITE

7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No ☒

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No ☒  
If answer is "Yes", please explain the nature of the modification or exception \_\_\_\_\_

9. Remarks and/or explanation of special circumstances: \_\_\_\_\_

10. Improvement Plans submitted? Yes \_\_\_\_\_ No ☒

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes \_\_\_\_\_ No ☒

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record CHRISTIAN ALDETE 861-6719  
(Name & Address) (Zip) (Phone)

13. Developer \_\_\_\_\_  
(Name & Address) (Zip) (Phone)

14. Engineer CAD CONSULTING CO. 633-6429  
(Name & Address) (Zip) (Phone)

*\*Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.*

OWNER SIGNATURE   
REPRESENTATIVE: 

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.**

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085